

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES  
LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**Revision 0 - Draft**

**Monday, October 15<sup>th</sup>, 2018 @ 4:00 p.m.**

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

**Meeting Room 1**

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
  - a. Committee Members in Attendance: Michael Czajkowski, Matt Edwards, Janie Emerson, Andy Fotsch, David Gordon, Angie Preisendorfer
  - b. Committee Members Not in Attendance: Tony Crisafi, Myrna Naegle
2. **Motion made to adopt the Agenda** by Janie Emerson, 2<sup>nd</sup> by Angie Preisendorfer  
**VOTE: 6-0-0**
3. **Motion made to approve September Minutes** by Janie Emerson, 2<sup>nd</sup> by Michael Czajkowski
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments:** discussion about the high water lines on La Jolla Shores Drive. No parking signs even when work is not being done in the area
6. **4:05pm Chair Comments**
  - a. draft of Charter/ Bylaws revision for LJSPRC discussion after projects
  - b. Committee agreed to reorder the presentations to hear the KEARNS-KROUPA project first.

## 7. Project Review:

### a. 4:15-4:45pm KEARNS\_KROUPA Remodel – SDP (First Presentation)

- Project #: 612368
- Type of Structure: Multi-Family Residence
- Location: 8015 & 8017 El Paseo Grande
- Applicant's Rep: Ione Steigler (858) 456-8555 [istiegler@isarchitecture.com](mailto:istiegler@isarchitecture.com)
  - Heather Crane (858) 456-8555 [heather@isarchitecture.com](mailto:heather@isarchitecture.com)
- Project Manager: Xavier Del Valle (619) 557-7941 [XDelValle@sandiego.gov](mailto:XDelValle@sandiego.gov)
- **Project Description:** (Process 3) Site Development Permit for alterations and additions to a 2,352 sq ft, potentially historic multi-family duplex interior remodel and 1,181 sq ft second story addition with roof deck, to an existing multi-family residence, located at 8015 & 8017 El Paseo Grande. Unit #8015. The 0.14 acre site is located in the La Jolla Shores Planned District-MF1 Zone and the Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan area and Council District 1.

#### **Applicants presentation and discussion:**

1960 Duplex mid-century Architecture, potentially historic design, by Lloyd Ruocco and Homer Delawie. Has been rental for many years, owners now want to remodel and add a second story in line with the mid-century design.

2nd story massing 57' from the front property line

Rear set back on first floor 19'8" excluding the stairwell 3'7" x 9' on first floor 16'7" on second floor.

Height of stair tower 28'2"

Height of second story roof ridge 22'2"

FAR existing .4

FAR increase .64

Total sq feet 3830

Lot Size 5991 sq feet

Letters provided in support of the project from the direct north and south neighbors.

No communication received from direct neighbor east of the project, a rental

Janie Emerson requested applicant take another look at the stair tower design ie exterior stair case to the roof deck.

Andy Fotsch suggested showing property to the east ariel view, and to reach out to the owners of the east property.

Applicant stated that they tried to contact the owners of the property to the east but they did not respond.

Discussion Janie Emerson said the design needed to rethink the stair tower might set precedence for the La Jolla Shores district.

Matt Edwards commented that this was a double standard to oppose the tower on this project and not on an earlier project we approved.

**Matt Edwards made motion, Michael Czajkowski 2nd**

**Findings can be made for Project #: 612368 (Process 3) Site Development Permit and Coastal Development Permit**

- **VOTE 4-1-1**

**b. 4:45-5:15pm GRADY RESIDENCE – CDP/ SDP (First Presentation)**

- Project #: 482904
- Type of Structure: Single Family Residence
- Location: 7910 Saint Louis Terrace
- Applicant's Rep: James Alcorn (619) 701-8488 jamesalcornaia@gmail.com
- Project Manager: Glenn Gargas (619) 446-1542 [GGargas@sanidiego.gov](mailto:GGargas@sanidiego.gov)
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for demolition of existing dwelling and construction of new 2 story 4640 sq ft residence over a 2,170 sq ft basement with garage and studio. The 0.149 acre site is located in the LJSPD-SF zone within the Coastal Overlay zone (Non-Appealable) located at 7910 Saint Louis Terrace of the La Jolla Shores Planned District, within the La Jolla Community Plan area and Council District 1.

**Applicants presentation and discussion:**

Lot coverage existing 0.37

Increase to 0.48

FAR .7

Set Backs on the unusual corner lot

Front 5' Present change to 15'

Rear 4' change to 10'

Side 5' no change

Street side 24' change to 10'

existing Garage 0' change to 25'

Height 21' from the garage/ basement to 1st/ 2nd story no height measurement for the 2nd/ 3rd story

Site grade 96% to 79%

City of San Diego offered(?) irrevocable dedication of property of the street side existing trees and no sidewalk.

Committee Requested: to return and address:

- (1) Neighbors responses for or against the project
- (2) Comparisons of existing homes within 300ft (table of setbacks and FARs)
- (3) Aerial view of surrounding area survey within 300 ft
- (4) bulk and scale- street scape comparison
- (5) Materials board

Matt Edwards wanted formalized plans not artist renderings

**c. Charter/ Bylaws - Revision - Review/Approval**

- **Discussion of existing LJSPRC Charter and Proposed Revision of Charter/ Creation of Bylaws**

Chair distributed copies of proposed revision and briefly reviewed the changes, however, during the discussion, quorum was lost and meeting adjourned.

**Adjourned to next PRC meeting Monday, November 19<sup>th</sup>, 2018 @ 4:00 p.m.**